

Session 12-30 a Special Meeting of the Homer City Council was called to order on October 15, 2012 at 6:00 p.m. by Mayor James C. Hornaday at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

**PRESENT:** COUNCILMEMBERS: BURGESS, HOWARD, LEWIS, ROBERTS,  
WYTHE, ZAK

STAFF: CITY MANAGER WREDE  
CITY CLERK JOHNSON  
COMMUNITY & ECONOMIC DEVELOPMENT  
COORDINATOR KOESTER  
FINANCE DIRECTOR MAURAS  
LIBRARY DIRECTOR DIXON  
PORT AND HARBOR DIRECTOR HAWKINS

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

The agenda was approved by consensus of the Council with the following changes: **NEW BUSINESS Ordinance 12-46**, Written public comments; **RESOLUTIONS - Resolution 12-086(S)**, A Resolution of the City Council of Homer, Alaska, Approving the Assignment of the City Land Lease on Lot 88-1, Dated October 27, 2003, from William Tener, dba South Central Radar, to Mark and Laura Zeiset **Extension of the Lease Term for 20 Years, and the Execution and Delivery of an Amended and Restated Lease Document**. City Manager; Memorandum 12-160 from Lease Committee as backup; **Resolution 12-087**, Public Arts Committee Special Meeting Minutes of September 25, 2012.

## **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

Angie Newby, city resident and Public Arts Committee Chair, offered Mayor Hornaday a position on the PAC. She asked Council to rank the Baycrest Hill CIP request in the top 15. Beloved Gaye Wolfe passed away on Sunday. There will be a memorial service for her next Sunday. Gaye had some remarkable achievements and spent an iconic amount of work in the City Hall renovation project.

Larry Slone, city resident, supports Ordinance 11-46 if it is balanced to show both sides of the equation. It must show the benefits as well as the cost to get natural gas to your house. The Administration's efforts would be perceived as self-serving and suspicious to promote natural gas if citizens are not informed of the total overall cost. He estimates the cost to be \$37,000 per residence.

## **NEW BUSINESS**

- A. Oath of Office administered to the Newly Elected Officials.  
Mayor Beth Wythe

Councilmember Beauregard Burgess  
Councilmember Francie Roberts

City Clerk Johnson administered the Oaths of Office to Mayor Beth Wythe and Councilmembers Beauregard Burgess and Francie Roberts.

Mayor Hornaday called for a recess at 6:11 p.m. and passed the gavel to Mayor Wythe.

Mayor Wythe read and presented James C. Hornaday a plaque of appreciation:

HONORABLE MAYOR JAMES C. HORNADAY

Mayor from October 19, 2004 to October 15, 2012

The City of Homer and its residents thank you for  
caring, sharing, and the selfless giving  
of your time and energy.

Your wisdom, humor, historical knowledge, and  
courageous battle of sensitive issues  
have been admirable.

You have represented the City well.

As a champion of the environment you fought valiantly  
for the Climate Action Plan.

Your leadership has also succeeded in reducing  
the City's budget, property tax mil rate, and increased  
the City's financial integrity.

For this and so much more may you  
long be remembered as a local hero!

Mr. Hornaday commented Homer is a fun town to represent and he thinks we've done pretty well at keeping to civil discussions. We just approach issues and try to get them done. The town has been good to me.

The Ukulele Society sang songs and cake was served.

Mayor Wythe reconvened the meeting at 6:28 p.m.

B. **Memorandum 12-157**, from City Clerk, Re: Selection/Appointment of Mayor Pro Tempore for 2012/2013.

Mayor Wythe called for a motion to appoint a Mayor Pro Tempore for 2012/2013 season.

BURGESS/LEWIS – SO MOVED.

Councilmember Howard nominated Francie Roberts as Mayor Pro Tempore.  
Mayor Wythe called for a motion to appoint Francie Roberts as Mayor Pro Tempore for the 2012/2013 season.

BURGESS/LEWIS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

A change of seats for Mayor and Council was conducted with the seating arrangement right to left: City Manager Wrede, Mayor Wythe, Vacant, Mayor Pro Tempore Roberts, Councilmember Zak, Councilmember Burgess, Councilmember Lewis, and Councilmember Howard.

**C. Ordinance 12-46**, An Ordinance of the City Council of Homer, Alaska, Appropriating Funds in the Amount of \$50,165 from the General Fund Balance to Carry Out the Requirements of Homer City Code Title 17 Entitled Improvement Districts and to Implement a Public Information Strategy Related to the Proposed Natural Gas Special Assessment District. City Manager.

Memorandum 12-159 from City Manager as backup.

Mayor Wythe stated her ongoing conflict of interest with the proposed Natural Gas Special Assessment District and passed the gavel to Mayor Pro Tempore Roberts.

Mayor Pro Tempore Roberts called for a motion for the adoption of Ordinance 12-46 for introduction.

LEWIS/BURGESS – SO MOVED.

Council discussed the City's balanced approach of presenting the pros and cons of bringing natural gas to Homer. The City cannot provide a cost of the pipeline to the house due to the many variables. Businesses can provide an estimate of conversion costs. Public meetings are being held this week, Tuesday and Wednesday, at the Homer High School Commons from 5:00 p.m. to 7:00 p.m.

City Manager Wrede reported the natural gas planning group talked long and hard about the conversion cost calculations. Because the variables are so large once gas is provided to each house, it was decided we did not want to make projections that may turn out to be wrong for some people. People should talk to the heating professionals for conversion of their house.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore Roberts passed the gavel back to Mayor Wythe.

## RESOLUTIONS

- A. **Resolution 12-086**, A Resolution of the City Council of Homer, Alaska, Approving the Assignment of the City Land Lease on Lot 88-1, Dated October 27, 2003, from William Tener, dba South Central Radar, to Mark and Laura Zeiset. City Manager. Page 21

**Resolution 12-086(S)**, A Resolution of the City Council of Homer, Alaska, Approving the Assignment of the City Land Lease on Lot 88-1, Dated October 27, 2003, from William Tener, dba South Central Radar, to Mark and Laura Zeiset **Extension of the Lease Term for 20 Years, and the Execution and Delivery of an Amended and Restated Lease Document.** City Manager.

Memorandum 12-160 from Lease Committee as backup.

Mayor Wythe called for a motion for the adoption of Resolution 12-086 by reading of title only.

BURGESS/LEWIS - SO MOVED.

ROBERTS/HOWARD - MOVED FOR THE SUBSTITUTION OF 12-086(S) FOR RESOLUTION 12-086.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. **Resolution 12-087**, A Resolution of the Homer City Council Adopting the 2013-2018 Capital Improvement Plan and Establishing Capital Project Legislative Priorities for Fiscal Year 2014.

Memorandum 12-158 from Public Arts Committee as backup.

Mayor Wythe called for a motion for the adoption of Resolution 12-087 by reading of title only.

ZAK/ROBERTS - SO MOVED.

Community and Economic Development Coordinator Koester was present for the Capital Improvement Plan.

ROBERTS/BURGESS – MOVED TO ADD THE PAC CIP ITEM FOR BAYCREST OVERLOOK GATEWAY PROJECT TO THE CIP.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/ROBERTS – MOVED TO INCLUDE THE PORT AND HARBOR BUILDING.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/LEWIS - MOVED TO INCLUDE HOMER EDUCATION AND RECREATION CENTER UPGRADES.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/ROBERTS - MOVED TO INCLUDE THE HOMER TIDAL INCUBATOR PROJECT INTO THE CIP.

Mayor Wythe noted on the October 22<sup>nd</sup> packet she has a proposal for three items in the proposed project list to be funded separately. Those include the Homer Tidal Incubator Project to be funded through the General Fund, specifically that employment would result within the City of Homer; and two port and harbor road improvement projects that will qualify for HART funding.

Councilmember Roberts commented it would be wise to put the Homer Tidal Incubator Project on the CIP to qualify for legislative assistance and grants in the future. It would show support from the City's standpoint.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe noted the following projects require Council approval to be included in the CIP: Port and Harbor Building, Harbor Entrance Erosion Control, System 4 Vessel Mooring Float System, Ramp 5 Restroom, System 2 Potable Water Upgrade, Fish Dock Re-Pavement, Ramp 8 Restroom, System 5 Dry Line Fire System, Fire Cart Replacement, Outer Dock Road Improvement, Public Safety Building, Public Market Design and Financing Plan, Jack Gist Park Improvements Phase 2, and Karen Hornaday Park Improvements Phase 2.

Community and Economic Development Coordinator Koester reported the Port and Harbor Building and Harbor Entrance Erosion Control were originally bundled in the revenue bond package. She is not sure of the eligibility of the other harbor projects for the municipal harbor grant program. The Port and Harbor Director had taken a good look at harbor infrastructure and made a comprehensive analysis of needs for the harbor.

Port and Harbor Director Hawkins commented municipal harbor grants are only available for floats, docks, gangways, and gangway approaches in the harbor. The erosion project is not eligible for municipal harbor grants. We have been working for a way to fund the erosion project from trails money received from the head tax grant. We are working on extending the spur trail to Coal Point.

ZAK/ROBERTS - MOVED TO ADD THE HARBOR ENTRANCE EROSION CONTROL.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ZAK/ROBERTS – MOVED TO ADD SYSTEM 4 VESSEL MOORING FLOAT SYSTEM.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ZAK/BURGESS – MOVED TO ADD THE PUBLIC SAFETY BUILDING TO THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/LEWIS – MOVED TO ADD JACK GIST PARK IMPROVEMENTS PHASE 2 INTO THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/ZAK - MOVED TO ADD KAREN HORNADAY PARK IMPROVEMENTS PHASE 2 TO THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/ROBERTS - MOVED TO INCLUDE PUBLIC MARKET DESIGN AND FINANCING PLAN TO THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Asked the importance of the Outer Dock Road Improvement, Port and Harbor Director Hawkins answered the road is needed as support for the business at the Deep Water Dock. It is the bypass road for big trucks to load and launch and is platted to be a road.

BURGESS/LEWIS –MOVED TO INCLUDE OUTER DOCK ROAD IN THE CIP LIST.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/BURGESS - MOVED TO INCLUDE FIRE CART REPLACEMENT.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Community and Economic Development Coordinator Koester reported funding for Fishing Lagoon improvements was approved at the October 8<sup>th</sup> meeting by ordinance. She recommended Council replace the project in their top 15.

ROBERTS/LEWIS – MOVED TO INCLUDE RAMP 5 AND RAMP 8 RESTROOMS TO THE CIP LIST.

They are separate projects on the CIP.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Councilmember Howard plans to add the dry line fire system and fire cart replacement projects into a resolution.

HOWARD/ROBERTS - MOVED TO INCLUDE SYSTEM 5 DRY LINE FIRE SYSTEM IN THE CIP LIST.

Councilmember Burgess questioned the cost versus benefit. He cannot justify including it with the CIP.

VOTE: YES. ROBERTS, HOWARD, LEWIS

VOTE: NO. ZAK, BURGESS

Motion failed.

HOWARD/BURGESS - MOVED TO INCLUDE THE POTABLE WATER UPGRADE IN THE CIP.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/LEWIS - MOVED FOR THE REMOVAL OF ALL COMPLETED ITEMS FROM THE PRIOR CIP LIST MOVING FORWARD.

Mrs. Koester noted Council may want to include Fishing Lagoon improvements as the lagoon is being dredged now.

BURGESS/LEWIS - MOVED FOR A FRIENDLY AMENDMENT TO SPECIFICALLY NAME END OF THE ROAD WAYSIDE PARK PHASE 1, FISH DOCK RESTROOM EXPANSION, JACK GIST PARK IMPROVEMENTS PHASE 1, KAREN HORNADAY PARK IMPROVEMENTS PHASE 1, HOMER AREA NATURAL GAS PIPE LINE PHASE 2, SEWER TREATMENT PLANT BIOSOLIDS TREATMENT IMPROVEMENTS, HOMER HIGH SCHOOL TRACK RENOVATION, AND THE DREDGING OF THE FISHING HOLE.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Community and Economic Development Coordinator Koester reported the top 15 CIP projects were chosen by each councilmember scoring projects. All proposed new projects have been adopted to the CIP. Harbor Improvement Revenue Bond Projects and Skyline Fire Station were a tie for #2 and #3; #13, #14, and #15 were a tie for the bottom three. Those projects were Brush/Wildland Firefighting Truck, Marine Ways Large Vessel Haulout Facility, and Fishing Lagoon Improvements, the lagoon which has been removed. The next item selected was Water Storage/Distribution Improvements, then Sterling Highway Realignment. One councilmember nominated the combination of the Town Center Infrastructure Project and Public Market Financing and Design Project, a recommendation of the Economic Development Advisory Commission. Projects were scored with great disparity, but every project that made the top 15 was recommended by at least two councilmembers.

Mayor Wythe called for a motion to suspend the order of the meeting to allow the Ukulele Society group to sing another song.

BURGESS/ROBERTS – SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Wythe called for a recess at 7:10 p.m. and reconvened the meeting at 7:14 p.m.

Item #12 Resurface Fish Dock was removed from Resolution 12-087 as it will be put forward via resolution.

ROBERTS/HOWARD - MOVED TO INCLUDE THE STERLING HIGHWAY REALIGNMENT AS ITEM #15.

Councilmember Roberts noted this as an important project to keep on the radar screen. The road north of Anchor Point is very important to the community of Homer as it provides transportation in and out. We should keep it in the eye of the DOT.

Councilmember Howard expressed her support as it is petrifying to look at the area from the water side. It is very serious and we could be cut off while the road is rerouted.

Councilmember Burgess agreed it is an important project, but in the worst case scenario the State or Borough would address it.

VOTE: YES. LEWIS, ROBERTS, HOWARD

VOTE: NO. ZAK, BURGESS

Motion failed.

LEWIS/BURGESS - MOVED TO ADD BAYCREST OVERLOOK GATEWAY PROJECT AS #14.

Baycrest is the first view visitors have of Homer.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HOWARD/BURGESS - MOVED TO PUT WATER STORAGE DISTRIBUTION IMPROVEMENTS AS #15 ON THE CIP.

Community and Economic Development Coordinator Koester reported the design phase has been funded through EPA money that was moved from Kachemak Drive Water and Sewer project. We have a 40% match.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ZAK/HOWARD – MOVED TO CHANGE ITEMS #1 AND #2, HARBOR IMPROVEMENT REVENUE BOND PROJECTS AS ITEM #1 AND PORT AND HARBOR BUILDING AS #2.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### **COMMENTS OF THE AUDIENCE**

There were no comments of the audience.

#### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Klinkner was not present.

### **COMMENTS OF THE CITY CLERK**

City Clerk Johnson congratulated Mayor Wythe and Councilmembers Roberts and Burgess.

### **COMMENTS OF THE CITY MANAGER**

City Manager Wrede congratulated Mayor Wythe and Councilmembers Roberts and Burgess.

### **COMMENTS OF THE MAYOR**

Mayor Wythe commented we will be missing Gaye in the PAC. Her passing is grievous to all. As she told Mayor Hornaday when he left today, no one will miss him more than her. She thanked everyone for their support and for being elected as Mayor. She hopes she can serve everyone well.

### **COMMENTS OF THE CITY COUNCIL**

Councilmember Roberts thanked Mayor Hornaday. She will miss his sense of history having been in Kenai politics for many years. He brought a perspective to the table that not all of us knew about. She will always appreciate his sense of humor and him running meetings in a streamlined manner. She lamented the loss of Gaye Wolfe to our community. Gaye had a lot to do with the way City Hall looks. There is gorgeous artwork all over the place. Councilmember Roberts reminded the public a number of meetings are coming up for the gas line.

Councilmember Howard congratulated Mayor Wythe. It is not an easy inaugural to have the CIP list. It is an exhausting and frustrating process, as she wants to make all projects #1. There is an extreme need for keeping our city improved and in good condition. She congratulated Francie and Beau but is not sure she likes her new seat.

Councilmember Burgess expressed thanks and gratitude to Mayor Hornaday. It has been a pleasure serving with him. He will be dearly missed. He thanked the people that voted in the October 2<sup>nd</sup> election. He apologized to Councilmember Howard who he will dearly miss sitting next to. He is sorry he was not able to vote more consistently with her.

Councilmember Zak congratulated Mayor Wythe. He appreciates Mayor Hornaday's leadership and we should have a picture of him in the room like we do of Brother Asaiah. We need approval from the Public Arts Committee. He mentioned the loss of Gaye Wolfe. Council did a wonderful job tonight with the CIP list reaching agreement fairly effectively. We will send a message to Juneau collectively. He appreciates the CIP additions, including the Pratt Museum. He congratulated Beau and Francie for their reelection and looks forward to serving with them again. He likes the change of the seating arrangement.

Councilmember Lewis echoed everyone's comments. He thanked the Ukulele Society for stopping by. He hopes Jim listens to Council on the radio.

**ADJOURNMENT**

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 7:30 p.m. The next Regular Meeting is Monday, October 22, 2012 at 6:00 p.m., Special Meeting 4:00 p.m., and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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JO JOHNSON, CMC, CITY CLERK

Approved: \_\_\_\_\_